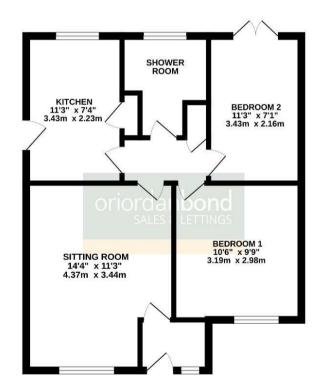






GROUND FLOOR 511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 511 sq.ft. (47.5 sq.m.) approx.

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# **Ledaig Way**

## Spinney Hill NN3 6DA

## OFFERS OVER £245,000

A superbly presented two bedroom semi-detached bungalow, situated in a quiet location within Spinney Hill, close to plenty of local amenities and good local schooling to include Northampton School for Girls. The property has been been recently refurbished to a very high standard and is offered for sale with no upward chain.

Accommodation comprises entrance hall, spacious sitting room with hard wood flooring, re-fitted kitchen with fully integrated appliances to include microwave, oven and hob and down lighters with two double bedrooms and a re-fitted shower room. Outside is good size frontage with driveway providing off road parking for several vehicles leading to a carport and detached garage. To the rear is a private garden with large secure side access. Further benefits include newly installed gas radiator heating serviced via a combination boiler, uPVC double glazed windows and doors and engineered hard wood flooring. (A/511/M)

#### Additional information

- · Council Tax Band: C
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

#### **Disclaime**

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

# O'Riordan Bond Parklands Sales 01604 639007

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